

# ***LUNENBURG PLANNING BOARD***

## ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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Minutes  
December 14, 2009

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA. 01462

Time: 6:30 PM

**ROLL CALL:** Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson, Planning Director

**MINUTES – APPROVAL:** Approved 11/23/09, Motion, Mr. Saiia, Second, Mr. Lockwood, Motion passed. Approved Executive 11/23/09, Motion, Mr. Saiia, Second, Mr. Lockwood, Motion passed. Approved 11/18/09, Motion, Mr. Saiia, Second, Mr. Lockwood, Motion passed.

**APPOINTMENT: ANR- 137 Leominster Shirley Road, Michael Padula and Steve Powell-** Jesse Johnson, David Ross Associates, presented ANR plan dividing 20± acres of property owned by Padula/Shirley Road Realty Trust, Alden Bianchi, Trustee, 137 Leominster Shirley Road, Lunenburg, MA, to be sold to Steve Powell, Powell Stone and Gravel Co. Inc., 259 Leominster Shirley Road, Lunenburg, MA. Ms. Bilotta made Motion to sign the Plan contingent on the return from other land-use boards that the Plan was approvable, Mr. Saiia, Second. Chair Bakaysa noted he did not advise voting tonight. He said the process should continue the same as any previous signing of ANR plans. Vote was taken. Motion failed 4-1. Signing meeting tentatively set for December 29, 2009.

**NOTICES and COMMUNICATIONS:** Conservation Commission Determination of Applicability for 344 Townsend Harbor Road, Conservation Commission Order of Conditions for 362 Sunset Lane, 262 Sunset Lane and 15 Chestnut Street, Conservation Commission Certificate of Compliance for 40 Hemlock Drive and 125 Howard Street.

### **COMMITTEE REPORTS:**

**Capital Planning Committee-** Director reported that all departments' Form B's have been returned through the Town Manager. First review meeting set for December 15<sup>th</sup> with the Fire and Police Departments.

**CWMP-** no report

**MJTC-** no report

**MRPC-** Mr. Bodkin Jr. reported that MRPC was looking at available stimulus money and extension to the railroad line.

### **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Green Community Task Force-** Director reported status of grant request. The Committee was disappointed that only one proposal was submitted. The grant may go out to bid again. Study into solar and wind energy continues. The web site is continually being worked with data and information being written for the general public.

**Ethics Commission-** Director reported that the final letter of recommendation concerning the status of reviewing peer engineers is expected this week.

**DEVELOPMENT STATUS REPORTS:**

**Emerald Place at Lake Whalom-** Director reported that work has begun at Emerald Place. DPW Director, along with the Inspecting Engineer, has agreed on trees that should remain. A new Tri- Party Account has been opened and the old one closed. The change of name of the principals has been registered in the Registry of Deeds. A Construction Cost Estimate report has been prepared by the Applicant. Director reviewed with Reviewing Engineer David Ross. Groups 1 and 2 will be totaled and divided by thirty percent. Discussion will take place with the Applicant.

**Highfield Village-** Director presented Extension Request received from Applicant. Request is until February 28, 2010 Motion to permit, Mr. Bodkin Jr., Second, Mr. Saiia, Motion passed.

**Stone Farm-** Progress reports indicate continuing work on unfinished units.

**Tri Town Landing-** Director noted Applicant met with Department of Housing and Community Development (DHCD) to determine closing procedure. DHCD has assigned an attorney to work with the Applicant's attorney. The Applicant has been told it will take four to five weeks. If the closing is going well, the Applicant may start the work earlier.

**UNFINISHED BUSINESS:**

See above Planning Director's Reports and Development Status Reports.

**Executive Session if Required-** Chair asked for Motion to go into Executive Session for purpose of litigation discussion not to return to open session. Motion, Mr. Bodkin Jr., Second, Mr. Saiia, roll call vote, Mr. Bakaysa, aye, Ms. Bilotta, aye, Mr. Bodkin Jr., aye, Mr. Saiia, aye, Mr. Lockwood, aye, Motion passed.

**Adjournment:** Motion to adjourn open session, Mr. Saiia, Second, Mr. Lockwood, Motion passed. Adjourned 7:40 pm.